DRAFT 3-18-04

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY ARIZONA, PERTAINING TO THE SUBDIVISION REGULATIONS OF THE MESA CITY CODE; AMENDING TITLE 9, CHAPTER 6, SECTION 5, REGARDING VARIOUS AMENDMENTS TO THE DESERT UPLANDS DEVELOPMENT STANDARDS; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Title 9, Chapter 6, Section 5 of the Mesa City Code is hereby amended as follows:

A) PURPOSE AND INTENT:

The purpose of these standards is to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the Desert Uplands Area by allowing the flexibility necessary to produce unique, environmentally sensitive projects. It is the intent of these standards to encourage development of subdivisions with a distinctive southwest desert design theme.
All present City design standards may not be applicable to desert preservation oriented development. Due to the anticipated vehicular and pedestrian volumes normally associated with higher residential densities, developments within the R1-15 zone and higher density residential and non-residential uses shall generally comply with present City of Mesa Ordinance requirements. Standard City requirements for subdivision design, storm water retention, right-of-way, pavement widths and street design shall apply, except in the following area~~s~~ where alternatives may be permitted to maintain the natural desert character of the area. The Desert Uplands Area is that area of Mesa bounded by the Central Arizona Project (CAP) canal on the west, Meridian Road and Usery Mountain Regional Park on the east, University Drive on the south and Tonto National Forest boundary on the north and as depicted in Figure 36.

1. PAD's and non-residential developments will be reviewed at the time of zoning approval or building permit application review for compliance with applicable Desert Uplands Standards and for a southwestern design theme.
2. In lower density residential areas (R1-35 and lower), development standards similar to those for suburban areas may be approved.
3. Prior to any development, a grading permit shall be obtained in accordance with the Mesa City Code.

(B) LOCAL STREETS:

Local street standards may be modified to encourage better adjustment to the topography of the area. Existing significant topographical features, such as washes, hillsides, boulders and rock outcroppings, and established stands of native vegetation which cannot be revegetated, may warrant the approval of alternative engineering designs. Modifications would be considered on an individual basis, with approval by the Mesa Planning Director, City Engineer and Traffic Engineer. The following are requirements and design alternatives for street construction in the Desert Uplands Area.

1.LOCAL RESIDENTIAL STREETS – PUBLIC

ZON-ING	LOT SIZE, SF	R/W	CL TO BC	PARK-ING	CURB	SIDEWALK	WATER MAIN	STREET * LIGHT
R1-6 TO R1-9	6,000+ TO 9,000+	53’	17.5’	BOTH SIDES	2’ ROLL	4’ WIDTH, DETACHED 5’	1’ BEHIND CURB	2.5’ BEHIND CURB
R1-15	15,000+	47’	14.5’	ONE SIDE ONLY	2’ ROLL	4’ WIDTH, DETACHED 5’	1’ BEHIND CURB	4’ BEHIND CURB
R1-35	35,000+	43’	12.5’	NONE	2’ ROLL	4’ WIDTH, ATTACHED	1’ BEHIND CURB	5’ BEHIND CURB
R1-43	43,560+	30’	12.0’	NONE	3’ RIBBON	NONE	1’ BEHIND CURB	NONE

*STREETLIGHTS LOCATED AT 2.5’ BEHIND CURB ALLOWED ONLY WHEN STREETLIGHTS AND WATER LINES ARE ON OPPOSITE SIDES OF THE STREET.

REQUIRE LANDSCAPING CONSISTING OF TREES WITH LIMITED CANOPIES AND SHRUBS SELECTED FROM THE PREFERRED PLANT LIST IN ACCORDANCE WITH 9-6-5 (G) 3. (50% OF THE TREES TO BE 24” BOX, NEW OR SALVAGE) WITHIN THE 5’ LANDSCAPE STRIP BETWEEN THE CURB AND SIDEWALK.

HOMEOWNERS ASSOCIATIONS (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING BETWEEN THE CURB AND SIDEWALK. HOA CC&R’S ARE TO REQUIRE GARBAGE/RECYCLING BARRELS TO BE PLACED IN THE STREET ADJACENT TO THE CURB, NOT IN THE LANDSCAPED AREA. THIS IS TO AVOID DAMAGE TO LANDSCAPING.

~~1~~.2. Where topographical conditions warrant, cul-de-sac lengths in excess of four hundred feet (400') may be approved by the City Engineer if an improved turning radius of fifty-five feet (55') is provided to facilitate the turning radius of emergency vehicles. In such situations, however, the Fire Department may require installation of individual protection systems where appropriate. Cul-de-sacs should be designed to serve twelve (12) to fourteen (14) homes maximum, regardless of length.

~~2~~.3. With approval of the Traffic Engineer and City Engineer, THE MINIMUM CENTER LINE RADIUS MAY BE REDUCED TO 200’ AND THE MINIMUM CURVE LENGTH REDUCED TO 75’ WITH A 25 MPH STREET DESIGN. ~~minimum center line radius and curve lengths may be reduced~~ (see Figure 26). Local street intersections may vary from ninety degrees (90°) on short street segments, at cul-de-sacs, or at the termination of streets where the traffic speeds and volumes are lower. AT “TEE” INTERSECTIONS: THE INTERSECTION TANGENT LENGTH MAY BE REDUCED TO 150’ MINIMUM OR: A 200’ CENTER LINE RADIUS MAY BE PERMITTED FOR A TERMINATING 25 MPH STREET OR: A 300’ CENTER LINE RADIUS MAY BE PERMITTED FOR A TERMINATING 30 MPH STREET.

4. LANDSCAPE MEDIANS (TRACTS) ARE RECOMMENDED AT SUBDIVISION ENTRANCES AND ADJACENT TO OPEN SPACES. LANDSCAPE ISLANDS ARE RECOMMENDED WITHIN CUL-DE-SACS. . LANDSCAPE PLANS FOR THE MEDIANS AND ISLANDS SHALL UTILIZE PLANTS SALVAGED FROM THE SITE, OR SELECTED FROM THE PREFERRED PLANT LIST IN ACCORDANCE WITH 9-6-5 (G) 3. MEDIANS AND ISLANDS CANNOT OBSTRUCT ACCESS TO LOTS, IMPAIR VISIBILITY AT SIGHT TRIANGLES, OR OBSTRUCT DRAINAGE, AND ARE TO BE LOCATED PURSUANT TO FIRE DEPARTMENT AND DEVELOPMENT SERVICES DEPARTMENT ACCESS REQUIREMENTS. INTEGRAL COLORED CONCRETE AND ALTERNATIVE SIDEWALK AND PAVEMENT MATERIALS ARE ENCOURAGED SUBJECT TO CITY REVIEW AND APPROVAL. HOA'S ARE TO OWN TRACTS AND BE RESPONSIBLE FOR LANDSCAPE, SPECIAL CONCRETE AND PAVEMENT SECTION MAINTENANCE.

~~3~~.5. Maximum street grades may be increased provided adequate visibility and access for fire protection and refuse collection vehicles is maintained. Local street grades should not exceed fifteen percent (15%) and streets exceeding twelve percent (12%) should have a maximum length of four hundred feet (400'). Exceptions require approval of the Traffic Engineer and City Engineer (see Figure 26).

~~4. With approval of the Traffic Engineer and City Engineer, local and collector streets may be allowed with sidewalks on one side only where the character of the area and topographical conditions indicate significant pedestrian traffic is not expected.~~

~~5~~.6. Where scarring occurs as a result of street or utility construction, revegetation and restoration shall be required of the subdivider. Restored areas shall be graded and landscaped to blend with the natural vegetation and terrain and stabilized to control erosion. LANDSCAPE PLANS FOR THE AREAS TO BE RESTORED SHALL UTILIZE PLANTS SALVAGED FROM THE SITE, OR SELECTED FROM THE PREFERRED PLANT LIST, AND ARE TO BE THE SAME SPECIES MIX, AND EQUIVALENT IN SIZE AND DENSITY TO THE SURROUNDING UNDISTURBED AREA. Landscaping and stabilization shall occur concurrently with construction.

~~6~~.7. Grade changes that require retaining walls may be used only with the approval of the City Engineer. Where approved for use, vertical retaining walls shall have a maximum height of five feet (5'). For grade changes of more than five feet (5'), the use of multiple walls in a series of terraces is required. Each terrace shall have a four-foot (4') minimum width and shall be landscaped. There shall be a four foot (4') landscaped strip between the top terrace and any free-standing enclosure wall used. The finished surfaces of retaining walls shall blend into the natural setting by such means as texturing and the use of earth tone coloring. The use of native stone as a veneer is also possible (see Figure 27).For slopes of sixty degrees (60°) and less, mortar free stone retaining walls using irregularly shaped native boulders may be used, subject to structural and slope stability design considerations. Landscaping of the slope shall be provided to produce a more natural appearance (see Figure 27).
MODIFICATIONS TO THESE STANDARDS MAY BE CONSIDERED ON AN INDIVIDUAL BASIS WHERE UNUSUAL TOPOGRAPHICAL CONDITIONS, PARCEL CONFIGURATIONS, OR OTHER RELEVANT FACTORS ARE PRESENT.

~~7~~.8. All excess excavated material shall be removed or incorporated as an integral part of the site development so that a natural look is maintained.

~~8~~.9. Low Density Development Standards: ONE (1) DWELLING UNIT/ACRE (R1-35) OR LESS.
~~Where residential densities are one (1) dwelling unit/acre (R1-35) or less, reduced right-of-way and pavement widths similar to the suburban street section for local streets may be approved.~~
~~Possible variations include forty foot (40') right-of-way, two foot (2') ribbon curb, thirty-one feet (31') of pavement lip to lip, with no sidewalk.~~
~~Modifications to this alternative may be considered on an individual basis where unusual topographical conditions are present.~~

~~(b)~~ (A) Where drainageways cross streets, culverts shall be installed to convey ten (10) year frequency storm flows under the pavement, with higher volume storm flows being allowed to flow over the pavement in dip sections (see Figures 29 and 30).

For washes with low flows, deletion of the culvert may be permitted where a concrete dip section is provided, when approved by the City Engineer.

~~(c)~~ (B) With approval of the City Engineer, the use of three foot (3') to five foot (5') roadside drainage swales with appropriate erosion protection to provide a natural appearance will be permitted. ~~in lieu of vertical curb and gutters to intercept and direct runoff~~.

~~(d)~~ (C) The use of integral colored concrete for ribbon curbing is encouraged (see Figure 26).

(C) COLLECTOR STREET – PUBLIC:

1. WHERE NO LOT/HOME ACCESS IS PROVIDED ALONG A COLLECTOR STREET, AND THE AREA SERVED BY THE COLLECTOR IS NOT SO LARGE AS TO REQUIRE A WIDER STREET, THE COLLECTOR STREET MAY BE AS FOLLOWS: 80’ RIGHT-OF-WAY, 34’ FACE-OF-CURB TO FACE-OF-CURB, NO ON-STREET PARKING, AND 5’ SIDEWALKS DETACHED A MINIMUM OF 4’. INCREASE FACE-OF-CURB WIDTH TO 46’ AT INTERSECTIONS WITH MAJOR STREETS AND ADJACENT TO SCHOOL SITES, PARKS, OR ACTIVITY CENTERS.

~~(C)~~ (D) STREET LIGHTS:

1. The "shoebox" fully shielded streetlight fixture with a square pole shall be the standard fixture and pole in the Desert Uplands Area (see Figure 31).

2. Street lights on ~~arterial and~~ MAJOR STREETS AND collector streets shall comply with City standard illumination and spacing requirements, EXCEPT AS SPECIFIED IN (D) 3. BELOW. Street lights may be installed in median islands where available, or ~~at the back of sidewalk~~ ADJACENT TO SIDEWALKS where medians do not exist. Mounting height shall be thirty-five feet (35') TO ~~on collector and arterial streets, when placed in the median, and~~ forty feet (40'). ~~if installed at the back of sidewalk~~.

3. ON 34’ WIDE COLLECTOR STREETS PER (C) 1. ABOVE, STREET LIGHTING SHALL USE POLES WITH A 30’ OR 35’ MAXIMUM MOUNTING HEIGHT AND AN AVERAGE 0.37-FOOTCANDLE LIGHT LEVEL WITH A 6-1 AVERAGE TO MINIMUM RATIO. LIGHTING ALONG THE 46’ WIDE SECTIONS OF THESE STREETS ADJACENT TO SCHOOL SITES, PARKS, OR ACTIVITY CENTERS SHALL COMPLY WITH CITY STANDARD ILLUMINATION AND SPACING REQUIREMENTS FOR COLLECTOR STREETS.

4. Street lights on local streets shall be placed at all intersections and at the end of cul-de-sacs that are more that two hundred feet (200') long. On straight sections of roadway four hundred foot (400') spacing between lights may be used; however, other factors must also be evaluated, e.g. horizontal and vertical alignment. Topographical conditions may require additional lighting. Mounting height on local streets shall be twenty-five feet (25'), with a ~~one hundred (100)~~ SEVENTY **(70)** watt lamp.

5. Pull boxes shall be a maximum of two hundred feet (200') apart.

~~(D)~~ (E) ON-SITE STREET NAME SIGNS (PUBLIC STREETS):

1. Street name signs and posts shall be standard (green reflectorized sign with white reflectorized lettering and a steel pole) unless the applicant receives approval of a modification from the Traffic Engineer.

2. Any approval of non-standard street sign materials shall be conditional upon the development's homeowner's association assuming responsibility for the installation, future maintenance and liability relating to the signs.

3. Non-standard street name signs, which are installed and maintained by a homeowner's association, shall have reflective letters and background.

~~(E)~~ (F) WALLS AND FENCES:

1. Perimeter subdivision walls shall be designed to reflect a southwestern design theme and be constructed to reflect changes in the topography (see Figure 31 and 32).

2. Perimeter subdivision walls shall be designed and constructed in a height and style which preserves desert vistas and environment~~, unless otherwise approved~~ TO THE EXTENT POSSIBLE. PERIMETER WALLS ALONG ARTERIAL OR COLLECTOR STREETS SHOULD NOT EXTEND OVER 250 LINEAR FEET WITHOUT A ONE-FOOT VERTICAL OR THREE FOOT HORIZONTAL VARIATION. WALLS SHALL INCLUDE CLEAR GROUND LEVEL OPENINGS NO SMALLER THAN EIGHTEEN INCHES HIGH TO PERMIT WILDLIFE PASSAGE (see Figure 32).

3.THE HEIGHT OF WALLS SHALL BE MEASURED FROM THE ORIGINAL GRADE.

~~3.~~4. Walls or fences on individual lots, which are visible from the street, shall be designed to match the character and appearance of the home. (see Figure 26).

~~4.~~5. The use of chain link as a permanent fencing material is ~~discouraged~~ PROHIBITED in the Desert Uplands area.

~~5~~.6. Low Density Development Standards: ONE (1) DWELLING UNIT/ACRE (R1-35) OR LESS).

(A) AS A MEANS OF PRESERVING THE NATURAL DESERT CHARACTER, VIEWS, WILDLIFE CORRIDORS AND HABITAT, DEVELOPERS OF LOW DENSITY RESIDENTIAL SUBDIVISIONS SHALL BE ENCOURAGED TO UTILIZE ENTRY FEATURES ONLY RATHER THAN SUBDIVISION PERIMETER WALLS.

~~(b)~~ (B) In larger lot subdivisions, the subdivider shall confine fencing to the residential private activity areas ON EACH LOT, with the balance of the lot to remain open and unwalled.

~~(c)~~ (C) Walls on individual lots shall be designed to match the character and appearance of the home (see Figure 26).

~~(F)~~ (G) NATIVE PLANT PRESERVATION:

The Desert Uplands Area is an Upper Sonoran Desert Community with unique plants, washes and land forms which create its own identity and character. To preserve and maintain its unique character, proposed developments shall have ~~three~~ TWO major categories of landscaping:

1. *Retained Desert*: Natural, undisturbed open spaces, common areas, and washes which should be subject to no grading and no additional plant materials, EXCEPT WHERE STABILIZATION OF WASHES IS NEEDED TO ACCOMMODATE FLOWS.

2. *Revegetated Desert*: Reconstructed desert landscaping including both retained and revegetated plant materials shall be in accordance with the ~~following~~ PREFERRED PLANT LIST AND ARE TO BE OF THE SAME SPECIES MIX, AND EQUIVALENT IN SIZE AND DENSITY TO THE SURROUNDING UNDISTURBED AREA.

APPROVED PLANT LIST:

PLANT TYPE: TREE	
BOTANICAL NAME	**COMMON NAME**
ACACIA ABYSSINICA	ABYSSINIAN ACACIA
ACACIA ANEURIA	MULGA
ACACIA ANGUSTISSIMA	FERN ACACIA
ACACIA CAVENIA	
ACACIA CONSTRUCTA	WHITE THORN ACACIA
ACACIA CRASPEDOCAPPA	LEATHER LEAF ACACIA
ACACIA EBURNIA	NEEDLE ACACIA
ACACIA FARNESIANA	SWEET ACACIA
ACACIA GREGGII	CATCLAW ACACIA
ACACIA MILLEFOLIA	SANTA RITA ACACIA
ACACIA PENNATULA	
ACACIA OCCIDENTALLIS	
ACACIA SCHAFFNERI	
ACACIA SMALLII	SWEET ACACIA
ACACIA STENOPHYLLA	SHOESTRING ACACIA
ACACIA WILLARDIANA	WHITE BARK ACACIA
CANOTIA HOLACANTHA	CRUCIFIXION THORN
CELTIS PALLIDA	DESERT HACKBERRY
CELTIS RETICULATA	NETLEAF HACKBERRY
CERCIDIUM FLORIDUM	BLUE PALO VERDE
CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE
CERCIDIUM PRAECOX	PALO BREA
CHILOPSIS LINEARIS	DESERT WILLOW
CLIANTHUS FORMOSUS	STURTS DESERT PEA
DALEA SPINOSA	SMOKE TREE
HOLACANTHEA EMORYI	CRUCIFIXION THORN
LEUCAENA RETUSA	GOLDEN LEAD BALL TREE
MAYTENUS PHYLLANTHIODES	GUTTA PERCHA MAYTEN
OLNEYA TESOTA	IRONWOOD
PITHECELLOBIUM BREVEFOLIUM	APES EARRING
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
PITHECELLOBIUM MEXICANA	MEXICAN EBONY
PROSOPSIS ALBA	WHITE MESQUITE
PROSOPSIS CHILENSIS	CHILEAN MESQUITE
PROSOPSIS JULIFLORA	HONEY MESQUITE
PROSOPSIS PUBESCANS	FREMONT SCREWBEAN
QUERCUS TURBINELLA	SCRUB OAK

PLANT TYPE: SHRUB	
BOTANICAL NAME	**COMMON NAME**
ALOYSIA LYCIOIDES	WHITE BRUSH
AMBROSIA DELTOIDEA	BUR SAGE
ASCLEPIAS SUBULATA	DESERT MILKWEED
ATRIPLEX CANESCENS	FOUR WING SALT BUSH
ATRIPLEX HYMENELYTRA	DESERT HOLLY
ATRIPLEX LENTIFORMIS	QUAIL BUSH
ATRIPLEX MULLERI	
ATRIPLEX NUMMULARIE	OLD MAN SALT BUSH
ATRIPLEX POLYCARPA	DESERT SALT BUSH
ATRIPLEX RHAGODIOIDES	
ATRIPLEX TORRYI	NEVADA SALT BUSH
BACCHARIS SAROTHROIDES	DESERT BROOM (MALE)
BUDDLEJA MARRUBIFOLIS	WOOLY BUTTERFLY BUSH
BURSERA MICROPHYLLA	ELEPHANT TREE
BURSERA FAGAROIDES	
CAESALPINIA CACALACO	
CAESALPINIA GILLESIII	YELLOW BIRD OF PARADISE
CAESALPINIA MEXICANA	MEXICAN POINCIANA
CAESALPINIA PLATYLOBA	BIRD OF PARADISE
CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE
CAESALPINIA PUMILA	COPPER BIRD OF PARADISE
CALLIANDRA CALIFORNIA	RED FAIRY DUSTER
CALLIANDRA ERIOPHYLLA	FALSE MESQUITE
CASSIA ARTEMESIOIDES	FEATHERY CASSIA
CASSIA BIFLORA	TEXAS CASSIA
CASSIA CANDOLEANA	NEW ZEALAND CASSIA
CASSIA CIRCINNATA	
CASSIA GOLDMANNII	
CASSIA LEPTOPHYLLA	GOLD MEDALLION
CASSIA NEMOPHYLLA	GREEN FEATHERY CASSIA
CASSIA PHYLLODENIA	SILVER CASSIA
CASSIA PURPUSSIAE	
CASSIA STURTH	STURTS CASSIA
CASSIA WISLEZENII	SHRUBBY CASSIA
CERCOCAPUS MONTANUS	MOUNTAIN MOHOGANY
CORDIA PARVIFLORA	LITTLE LEAF CORDIA
DALEA BICOLOR	INDIGO BUSH
DALEA FORMOSA	FEATHER DALEA
DALEA PULCHRA	GREGG DALEA
DALEA WISLEZENII	INDIGO BUSH
DASYLIRION WHEELERI	DESERT SPOON
DODONES VISCOSA	HOP BUSH

~~ENCELIA FARINOSA~~	~~BRITTLE BUSH~~
~~EPHEDRA TRIFURCA~~	~~MORMON TEA~~
~~ERIOGONUM FAGCICULATUM~~	~~CALIFORNIA BUCKWHEAT~~
~~EYSENHARDIA POLYSTACHIA~~	~~KIDNEY WOOD~~
~~FORESTIERIA NEOMEXICANA~~	~~DESERT OLIVE~~
~~HAPLOPAPPUS LARICIFOLIA~~	~~TURPENTINE BUSH~~
~~HYPIS EMORYI~~	~~DESERT LAVENDER~~
~~JATROPHA CARDIOPHYLLA~~	~~LIMBER BUSH~~
~~JUSTICIA CANDICANS~~	~~FIRECRACKER BUSH~~
~~JUSTICIA CALIFORNICA~~	~~CHUPAROSA~~
~~JUSTICIA GHIESBREGHTIANA~~	~~DESERT HONEYSUCKLE~~
~~KRAMERIA GRAYI~~	~~WHITE RATANY~~
~~LARREA TRIDENTATA~~	~~CREOSOTE BUSH~~
~~LEUCOPHYLLUM FRUCTESCENS~~	~~TEXAS SAGE~~
~~LEUCOPHYLLUM LAEVIGATUM~~	~~CHIHUAHUAN SAGE~~
~~LYCIUM ANDERSONII~~	~~ANDERSON THORNBUSH~~
~~LYCIUM BREVIPES~~	~~THORNBUSH~~
~~LYCIUM FREMONTI~~	~~WOLFBERRY~~
~~LYSILOMA CANDIDA~~	~~PALO BLANCO~~
~~LYSILOMA THORNBERI~~	~~FERN OF THE DESERT~~
~~MIMOSA BIUNCIFERA~~	~~WAIT A MINUTE BUSH~~
~~MIMOSA DYSOCARPA~~	~~VELVET POD MIMOSA~~
~~PENSTEMON SPECIES~~	~~PENSTEMON~~
~~PITTOSPORUM PHLLIRAEOIDES~~	~~WILLOW PITTOSPORUM~~
~~RHAMNUS CALIFORNICA~~	~~COFFEE BERRY~~
~~RHAMNUS CROCEA~~	~~REDBERRY~~
~~RHUS OVATA~~	~~MOUNTAIN LAUREL~~
~~RUELLIA CALIFORNICA~~	
~~RUELLIA PENNINSULARIS~~	
~~SALVIA FARINACEA~~	~~MEALY CUP SAGE~~
~~SALVIA GREGGII~~	~~AUTUMN SAGE~~
~~SALVIA CHAMYORIOIDES~~	~~BLUE SAGE~~
~~SENECIO SALIGNUS~~	~~WILLOW LEAF GROUNDSEL~~
~~SENECIO ARIZONICA~~	~~ARIZONA SOPHER~~
~~SIMMONDSIA CHINENSIS~~	~~JOJOBA~~
~~SOPHORA SECUNDIFOLIA~~	~~MESCAL BEAN~~
~~SPHAERALCEA AMBIGUA~~	~~DESERT MALLOW~~
~~TECOMA STANS~~	~~ARIZONA YELLOW BELLS~~
~~TETRACOCCUS HALLII~~	
~~VAUQUELINA CALIFORNICA~~	~~ARIZONA ROSEWOOD~~
~~ZIZYPHUS OBITUSIFOLIA~~	~~GREYHORN~~

~~PLANT TYPE: GROUND COVER~~	
~~BOTANICAL NAME~~	**~~COMMON NAME~~**

BERBERIS HAEMATORCARPA	REDBERRY
FALLUGIA PARADOXA	APACHE PLUME
MELAMPODIUM LEUCATHUM	BLACKFOOT DAISY
NOLINA BIGELOVII	BIGELOW NOLINA
NOLINA MICROCARPA	
VIGUIEIA DELTOIDEA	GOLDEN EYE
VIGUIERA TOMENTOSA	GOLDEN EYE
ZAUSCHNERIA LATIFOLIA	HUMMINGBIRD FLOWER

PLANT TYPE: ANNUALS	
BOTANICAL NAME	**COMMON NAME**
VERBENACEAE SPECIES	VERBENA
ARGEMONE PLEICANTHA	PRICKLY POPPY
BAERIA CHRYSOSTOMA	GOLDFIELD
BAHIA ABSINTHIFOLIA	BAHIA
BAILEYA MULTIRADIATA	DESERT MARIGOLD
DYSSODIA PENTACHAETA	DYSSODIA
ERODIUM TEXANUM	FILLAREE
ESCHCHOLOZIA MEXICANA	MEXICAN GOLD POPPY
LESQUERELLA GORDONII	GOLD CRUCIFER
LUPINUS SPARCIFLORA	LUPINE
ORTHOCARPUS PURPURASCENS	OWLS CLOVER
PECTIS PAPPOSA	CINCH WEED
PLANTAGO INSULARIS	INDIAN WHEAT

PLANT TYPE: CACTI & SUCCULENTS	
BOTANICAL NAME	**COMMON NAME**
AGAVE SPECIES	CENTURY PLANTS
CEREUS GIGANTEUS	SAGUARO
DASYLIRON WHEELERI	DESERT SPOON
ECHINOCEREUS ENGLEMANNII	HEDGEHOG
FEROCACTUS WISLIZENII	BARREL CACTUS
FOUQUIERIA SPLENDENS	OCOTILLO
HESPERALOE PARVIFLORA	RED YUCCA
OPUNTIA ACANTHORCARPA	STAGHORN CHOLLA
OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA
OPUNTIA FULGIDA	CHAIN FRUIT CHOLLA
OPUNTIA FICUS INDICA	TREE OPUNTIA
OPUNTIA LEPTOCAULIS	DESERT CHRISTMAS CACTUS
PUNTIA PHAECANTHA	PRICKLY PEAR
YUCCA SPECIES	YUCCA

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

TREES

	BOTANICAL NAME	COMMON NAME
1.	ACACIA CONSTRICTA	WHITETHORN ACACIA
2.	ACACIA GREGGII	CATCLAW ACACIA
3.	ACACIA FARNESIANA (SYN. ACACIA SMALLII AND SYN. ACACIA MINUTA)	SWEET ACACIA
4.	BURSERA MICROPHYLLA	ELEPHANT TREE
5.	CANOTIA HOLACANTHA	CRUCIFIXION THORN
6.	CELTIS PALLIDA	DESERT HACKBERRY
7.	CELTIS RETICULATA	NETLEAF HACKBERRY
8.	PARKINSONIA FLORIDA	BLUE PALO VERDE
9.	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE
10.	CHILOPSIS LINEARIS	DESERT WILLOW
11.	OLNEYA TESOTA	IRONWOOD
12.	PROSOPIS VELUTINA (SYN. PROSOPIS JULIFLORA)	VELVET MESQUITE
13.	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE
14.	QUERCUS TURBINELLA	SCRUB OAK
15.	FRANGULA CALIFORNICA (SYN. RHAMNUS CALIFORNICA)	CALIFORNIA BUCKTHORN
16.	RHAMNUS CROCEA	HOLLYLEAF BUCKTHORN
17.	RHUS OVATA	SUGAR SUMAC
18.	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

TREES

	BOTANICAL NAME	COMMON NAME
1.	ACACIA ABYSSINICA	ABYSSINIAN ACACIA
2.	ACACIA ANEURA	MULGA
3.	ACACIA CAVENIA	CAVEN'S ACACIA
4.	ACACIA MILLEFOLIA	SANTA RITA ACACIA/MILFOIL WATTLE
5.	ACACIA PENNATULA	FERNLEAF ACACIA
6.	ACACIA OCCIDENTALIS	SONORAN CATCLAW ACACIA
7.	ACACIA SCHAFFNERI	TWISTED ACACIA
8.	ACACIA STENOPHYLLA	SHOESTRING ACACIA
9.	ACACIA WILLARDIANA	WHITE BARK ACACIA/ PALO BLANCO
10.	CAESALPINIA CACALACO	CASCALOTE
11.	CAESALPINIA PLATYLOBA	CURLY PAELA
12.	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
13.	CONDALIA GLOBOSA	BITTER CONDALIA
14.	DALEA SPINOSA	SMOKE TREE
15.	EBENOPSIS EBANO	TEXAS EBONY
16.	HAVARDIA PALLENS	APES-EARRING/TENAZA
17.	LEUCAENA RETUSA	GOLDENBALL LEAD TREE

18.	LYSILOMA MICROPHYLLA VAR. THORNBERI	FERN OF THE DESERT
19.	PARKINSONIA (SYN. CERCIDIUM) HYBRID 'DESERT MUSEUM' OR OTHER SELECTIONS	HYBRID PALO VERDE
20.	PARKINSONIA PRAECOX	PALO BREA
21.	PITHECELLOBIUM MEXICANUM	MEXICAN EBONY
22.	PROSOPIS ALBA	ARGENTINE MESQUITE
23.	PROSOPIS CHILENSIS	CHILEAN MESQUITE
24.	PROSOPIS GLANDULOSA VAR. TORREYANA	HONEY MESQUITE

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

SHRUBS

	BOTANICAL NAME	COMMON NAME
1.	ABUTILON PALMERI	INDIAN MALLOW
2.	ACACIA ANGUSTISSIMA	FERN ACACIA
3.	ACACIA GREGGII	CATCLAW ACACIA
4.	ALOYSIA WRIGHTII	WRIGHT'S BEE BRUSH
5.	AMBROSIA AMBROSIOIDES	CANYON RAGWEED
6.	AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
7.	AMBROSIA DUMOSA	WHITE BURSAGE
8.	ANISACANTHUS THURBERI	DESERT HONEYSUCKLE
9.	AQUILEGIA CHRYSANTHA	GOLDEN COLUMBINE
10.	ARCTOSTAPHYLOS PUNGENS	POINTLEAF MANZANITA
11.	ASCLEPIAS LINARIA	PINELEAF MILKWEED
12.	ASCLEPIAS SUBULATA	DESERT MILKWEED
13.	ATRIPLEX CANESCENS	FOURWING SALTBUSH
14.	BACCHARIS GLUTINOSA	SEEP-WILLOW
15.	BACCHARIS SAROTHROIDES	DESERT BROOM (MALE)
16.	BEBBIA JUNCEA	SWEET BUSH
17.	BERBERIS HAEMOTOCARPA	RED BARBERRY
18.	BRICKELLIA COULTERI	COULTER'S BRICKELLIA
19.	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER
20.	CELTIS PALLIDA	DESERT HACKBERRY
21.	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY
22.	COURSETIA GLANDULOSA	BABY BONNETS
23.	DODONAEA VISCOSA	HOPBUSH
24.	ENCELIA FARINOSA	BRITTLEBUSH
25.	ENCELIA FRUTESCENS	GREEN BRITTLEBUSH
26.	EPHEDRA VIRIDIS	JOINT-FIR/MORMON TEA
27.	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
28.	ERIOGONUM FASCICULATUM	FLATTOP BUCKWHEAT
29.	ERIOGONUM WRIGHTII	WRIGHT BUCKWHEAT
30.	FOUQUIERIA SPLENDENS	OCOTILLO
31.	GUTIERREZIA SAROTHRAE	SNAKEWEED
32.	HIBISCUS COULTERI	DESERT ROSE MALLOW

33.	HYPTIS EMORYI	DESERT LAVENDER
34.	JUSTICIA CALIFORNICA	CHUPAROSA
35.	KRAMERIA GRAYI	WHITE RATANY
36.	LARREA TRIDENTATA	CREOSOTE BUSH
37.	LOTUS RIGIDUS	DEER-VETCH
38.	LYCIUM ANDERSONII	ANDERSON WOLFBERRY (THORNBUSH)
39.	LYCIUM EXSERTUM	LITTLELEAF WOLFBERRY
40.	LYCIUM FREMONTII	FREMONT WOLFBERRY
41.	MIMOSA BIUNCIFERA	WAIT-A-MINUTE BUSH
42.	NOLINA MICROCARPA	BEARGRASS
43.	PLUMBAGO SCANDENS	PLUMBAGO
44.	RHUS TRILOBATA	THREE LEAF SUMAC
45	SIMMONDSIA CHINENSIS	JOJOBA
46.	TRIXIS CALIFORNICA	TRIXIS
47.	VIGUIERA DELTOIDEA VAR. PARISHII	GOLDEN EYE
48.	ZIZYPHUS OBTUSIFOLIA	GRAY THORN

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

SHRUBS

	BOTANICAL NAME	COMMON NAME
1.	ACACIA CRASPEDOCARPA	LEATHER LEAF ACACIA
2.	ACACIA RIGENS	NEEDLE WATTLE
3.	ALOYSIA GRATISSIMA SYN. ALOYSIA LYCIOIDES	BEE BRUSH
4.	ATRIPLEX HYMENELYTRA	DESERT HOLLY
5.	ATRIPLEX LENTIFORMIS	QUAIL BRUSH
5.	ATRIPLEX NUMMULARIA	OLD MAN SALTBUSH
6.	ATRIPLEX POLYCARPA	DESERT SALTBUSH
7.	ATRIPLEX TORREYI VAR. GRIFFITHSII	GRIFFITH'S SALT BUSH
8.	BUDDLEJA MARRUBIFOLIA	WOOLLY BUTTERFLY BUSH
9.	BURSERA FAGAROIDES	FRAGRANT BURSERA
11.	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
12.	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE
13.	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
14.	CAESALPINIA PUMILA	COPPER BIRD OF PARADISE
15.	CALLIANDRA CALIFORNICA	RED FAIRY DUSTER
16.	CASSIA GOLDMANNII	GOLDMAN'S CASSIA
17.	CONDALIA GLOBOSA	BITTER CONDALIA
18.	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
19.	DALEA BICOLOR VAR. ARGYREA	SILVER DALEA
20.	DALEA FORMOSA	FEATHER DALEA
21.	DALEA PULCHRA	BUSH DALEA
22.	DALEA VERSICOLOR VAR. SESSILIS (SYN., DALEA WISLIZENI)	WEEPING DALEA
23.	EYSENHARDTIA ORTHOCARPA	KIDNEYWOOD

24.	FALLUGIA PARADOXA	APACHE PLUME
25.	FORESTIERA NEOMEXICANA	DESERT OLIVE
26.	JATROPHA CARDIOPHYLLA	LIMBER BUSH
27.	JUSTICIA CANDICANS	HUMMINGBIRD BUSH
28.	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
29.	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
30.	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
31.	LYCIUM BERLANDIERI	BERLANDIER'S WOLFBERRY
32.	LYSILOMA CANDIDA	PALO BLANCO
33.	MAYTENUS PHYLLANTHOIDES	MANGLE DULCE
34.	MIMOSA DYSOCARPA	VELVET POD MIMOSA
35.	PITTOSPORUM PHILLYRAEOIDES	WEEPING PITTOSPORUM
36.	RUELLIA CALIFORNICA	RUELLIA
37.	RUELLIA PENINSULARIS	DESERT RUELLIA
38.	SALVIA FARINACEA	MEALY CUP SAGE
39.	SALVIA GREGGII	AUTUMN SAGE
40.	SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE
41.	SENECIO SALIGNUS	WILLOW LEAF GROUNDSEL
42.	SENECIO ARIZONICUS	ARIZONA GROUNDSEL
43.	SENNA ARTEMISIOIDES	FEATHERY CASSIA
44.	SENNA BIFLORA	TWO-FLOWERED CASSIA
45.	SENNA CANDOLEANA	NEW ZEALAND CASSIA
46.	SENNA NEMOPHILA	DESERT CASSIA
47.	SENNA PHYLLODINEA	SILVER-LEAF CASSIA
48.	SENNA PURPUSII	BAJA CALIFORNIA SENNA
49.	SENNA STURTII	STURT'S CASSIA
50.	SENNA WISLEZENII	SHRUBBY CASSIA
51.	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
52.	TECOMA STANS VAR. ANGUSTATA	ARIZONA YELLOW BELLS
53.	TETRACOCCUS HALLII	HALLS' TETRACOCCUS

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

CACTI, SUCCULENTS AND ACCENT PLANTS

	BOTANICAL NAME	COMMON NAME
1.	AGAVE TOUMEYANA	TOUMEY AGAVE
2.	AGAVE CHRYSANTHA	GOLDEN-FLOWERED AGAVE
3.	CARNEGIEA GIGANTEA	SAGUARO
4.	DASYLIRION WHEELERI	DESERT SPOON/SOTOL
5.	ECHINOCEREUS ENGELMANNII	HEDGEHOG CACTUS
6.	FEROCACTUS CYLINDRACEUS	COMPASS BARREL CACTUS
7.	FEROCACTUS WISLIZENII	FISHHOOK BARREL CACTUS
8.	MAMMILLARIA GRAHAMII	FISHHOOK PINCUSHION CACTUS
9.	OPUNTIA ACANTHOCARPA	BUCKHORN CHOLLA
10.	OPUNITA BIGELOVII	TEDDY BEAR CHOLLA
11.	OPUNTIA FULGIDA	CHAINFRUIT CHOLLA
12.	OPUNTIA LEPTOCAULIS	DESERT CHRISTMAS CACTUS

13.	OPUNTIA PHAECANTHA	PRICKLY PEAR
14.	YUCCA BACCATA	BANANA YUCCA
15.	YUCCA ELATA	SOAPTREE YUCCA

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

CACTI, SUCCULENTS AND ACCENT PLANTS

	BOTANICAL NAME	COMMON NAME
1.	AGAVE ARIZONICA	ARIZONA AGAVE
2.	AGAVE DESERTI	DESERT AGAVE
3.	AGAVE SPECIES	AGAVE/CENTURY PLANTS
4.	AGAVE MURPHEYI	MURPHEY AGAVE
5.	HESPERALOE PARVIFLORA	RED YUCCA
6.	OPUNTIA FICUS-INDICA	INDIAN FIG
7.	YUCCA SPECIES	YUCCA

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

VINES

	BOTANICAL NAME	COMMON NAME
1.	CUCURBITA DIGITATA	COYOTE GOURD VINE
2.	JANUSIA GRACILIS	SLENDER JANUSIA

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

ANNUALS, PERENNIALS, GROUNDCOVERS, WILDFLOWERS

	BOTANICAL NAME	COMMON NAME
1.	ARGEMONE PLEIACANTHA	PRICKLY POPPY
2.	ARTEMISIA LUDOVICIANA	PRAIRIE SAGEBRUSH
3.	BAILEYA MULTIRADIATA	DESERT MARIGOLD
4.	CALOCHORTUS KENNEDYI	DESERT MARIPOSA LILY
5.	CHAENACTIS STEVIOIDES	ESTEVE'S PINCUSHION
6.	DATURA WRIGHTII	SCARED DATURA
7.	DELPHINIUM PARISHII	DESERT LARKSPUR
8.	DICHELOSTEMMA PULCHELLUM	BLUE DICKS
9.	ERIASTRUM DIFFUSUM	WOOLSTAR/PRICKLY STARS
10.	ERIGERON DIVERGENS	NATIVE FLEABANE
11.	ESCHSCHOLZIA CALIFONICA	CALIFORNIA POPPY
12.	ESCHSCHOLZIA MEXICANA	MEXICAN GOLD POPPY
13.	HIBISCUS DENUDATUS	PALEFACE ROSE-MALLOW

14.	LASTHENIA CALIFORNICA	GOLDFIELDS
15.	LAYIA GLANDULOSA	WHITE TIDY TIPS
16.	LESQUERELLA GORDONII	BLADDERPOD MUSTARD
17.	LESQUERELLA PURPUREA	PURPLE BLADDERPOD
18.	LINUM LEWISII	BLUE FLAX
19.	LUPINUS SPARSIFLORUS	DESERT LUPINE
20.	MACHAERANTHERA ASTEROIDS	PURPLE ASTER
21.	MACHAERANTHERA GRACILIS	YELLOW SPLENDER ASTER
22.	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY
23.	MENTZELIA INVOLUCRATA	BLAZING STAR
24.	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER
25.	MIMULUS GUTTATUS	YELLOW MONKEY FLOWER
26.	MIRABILIS MULTIFLORA	COLORADO FOUR O'CLOCK
27.	OENOTHERA CAESPITOSA	WHITE EVENING PRIMROSE
28.	ORTHOCARPUS PURPURASCENS	OWL'S CLOVER
29.	PECTIS PAPPOSA	CHINCHWEED
30.	PENSTEMON BARBATUS	SCARLET BUGLER
31.	PENSTEMON EATONI	FIRECRACKER PENSTEMON
32.	PENSTEMON PSEUDOSPECTABILIS	CANYON PENSTEMON
33.	PENSTEMON SUBULATUS	BEARDTONGUE
34.	PERITYLE EMORYI	ROCK DAISY
35.	PHACELIA CAMPANULARIA	DESERT BLUEBELLS
36.	PHACELIA CRENULATA	SCORPIONWEED
37.	PHACELIA DISTANS	WILD HELIOTROPE
38.	PHLOX TENUIFOLIA	DESERT PHLOX
39.	PLATYSTEMON CALIFORNICUS	CREAM CUPS
40.	PROBOSCIDEA PARVIFLORA	DEVIL'S CLAW
41.	PSILOSTROPHE COOPERI	COOPER'S PAPER FLOWER
42.	RAFINESQUIA NEOMEXICANA	DESERT CHICORY
43.	SALVIA COLUMBARIAE	CHIA
44.	SENNA COVESII	DESERT SENNA
45.	SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW
46.	STACHYS COCCINEA	TEXAS BETONY
47.	STEPHANOMERIA PAUCIFLORA	DESERT STRAW
48.	THYMOPHYLLA PENTACHAETA	GOLDEN DOGWEED
49.	ZAUSCHNERIA LATIFOLIA	HUMMINGBIRD FLOWER

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

ANNUALS, PERENNIALS, GROUNDCOVERS, WILDFLOWERS

	BOTANICAL NAME	COMMON NAME
1.	BAHIA ABSINTHIFOLIA	BAHIA
2.	SWAINSONA FORMOSA	STURT'S DESERT PEA
3.	DYSSODIA PENTACHAETA	GOLDEN DYSSODIA
4.	ERODIUM TEXANUM	FILLAREE
5.	NOLINA BIGELOVII	BIGELOW NOLINA
6.	PENSTEMON SPECIES	PENSTEMON

7.	PLANTAGO INSULARIS	INDIAN WHEAT
8.	VERBENA SPECIES	VERBENA
9.	ZINNIA ACEROSA	DESERT ZINNIA

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

GRASSES

	BOTANICAL NAME	COMMON NAME
1.	ARISTIDA PURPUREA	PURPLE THREEAWN
2.	MUHLENBERGIA DUMOSA	BAMBOO-MUHLY
3.	MUHLENBERGIA RIGENS	DEER GRASS
4.	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
5.	MUHLENBERGIA PORTERI	BUSH MUHLY

NOTE: Protected Native Plants:
The Arizona Department of Agriculture Plants Services Division has formulated a policy concerning protected native plants.

A permit is required for the removal and transportation of protected native plants. All protected native plants shall be tagged by the Arizona Department of Agriculture.

~~PROHIBITED PLANT LIST:~~

~~BOTANICAL NAME~~	~~COMMON NAME~~
~~PALMAE~~	~~ALL PALMS~~
~~PINUS~~	~~ALL PINES~~
~~CUPRESSUS~~	~~CYPRESS~~
~~CHAMAECYPARIS~~	~~FALSE CYPRESS~~
~~JUNIPERUS~~	~~JUNIPER OR CEDAR~~
~~OLEA EUROPAEA~~	~~OLIVE TREES~~
~~NERIUM OLEANDER~~	~~OLEANDERS~~
~~THEVETIA SPECIES~~	~~THEVETIA~~
~~PENNISETUM SETACEUM~~	~~FOUNTAIN GRASS~~
	~~CITRUS~~

PROHIBITED PLANT LIST

BOTANICAL NAME		COMMON NAME
1.	PALMAE	ALL PALMS
2.	PINUS	ALL PINES
3.	CUPRESSUS	CYPRESS
4.	CHAMAECYPARIS	FALSE CYPRESS
5.	JUNIPERUS	JUNIPER
6.	CEDRUS	CEDAR

7.	**OLEA EUROPAEA**	**OLIVE TREES**
8.	**NERIUM OLEANDER**	**OLEANDERS**
9.	**THEVETIA SPECIES**	**THEVETIA**
10.	**PENNISETUM SETACEUM**	**FOUNTAIN GRASS**
11.	**CITRUS**	**CITRUS**

3. A MINIMUM OF 50% OF THE PLANT MATERIAL USED FOR COMMON AREA, PARKWAY AND MEDIAN LANDSCAPING SHALL BE SELECTED FROM THE "PREFERRED DESERT UPLANDS PLANT LIST." SUBDIVIDERS ARE ENCOURAGED TO SELECT AT LEAST 90% OF THE PLANT MATERIAL USED FOR COMMON AREA, PARKWAY AND MEDIAN LANDSCAPING FROM THE "PREFERRED DESERT UPLANDS PLANT LIST."

~~3.~~ **4.** THE USE OF TURF IS DISCOURAGED IN ORDER TO RETAIN THE DESERT CHARACTER AND TO CONSERVE WATER RESOURCES.

~~4~~. **5.** FRONT AND REAR yards/gardens: plant materials for this area are left to the choice of the individual home owners and their Home Owner's Association (HOA). HOMEOWNERS ARE ENCOURAGED TO USE PLANTS FROM THE PREFERRED DESERT UPLANDS PLANT LIST.

~~5~~. **6.** Retained or transplanted cactus and ocotillo may be ~~utilized~~ SUBSTITUTED to achieve up to fifty percent (50%) of the required number of trees to be planted in the street right-of-way.

~~6~~. **7.** Thorny plants, cactus and ocotillo must maintain a minimum setback of seven feet (7') from sidewalks and/or vehicular roadways. Such plants will be allowed in a curbed median island, provided a minimum of three feet (3') is maintained from curbs as a clear zone (measured from nearest part of plant) (see Figures 33 and 34).

~~7~~. **8.** Boulders and large diameter trees may be placed in large width median islands as design elements, if berming is provided for protection (see Figure 34).

~~8.~~ **9.** Thorny plants, cactus and ocotillo shall have a minimum of three buffer shrubs in front of such plants (pedestrian/street side) (see Figures 33 and 34). Examples of buffer shrubs are: ~~cassia varieties, texas sage~~, creosote, ~~desert broom~~, CHUPAROSA, FAIRY DUSTER, DESERT LAVENDER, ~~sagebrush~~, etc.

~~9.~~ **10.** Transplanted native plants that die within one year are to be replaced within thirty (30) days of written notification by the City. Replacements are to be indigenous plant material SELECTED FROM THE PREFERRED PLANT LIST. A bubbler or emitter irrigation system shall be extended to new or transplanted plants.

~~10~~. **11.**Existing HEALTHY trees (4" CALIPER AND LARGER) and ALL HEALTHY cacti ~~over six inches (6") in diameter,~~ in common open space areas, shall be preserved in place where possible. When retention of TREES AND CACTUS ~~plant material~~ is not possible due to lot sizes or location, removal and replanting on other areas of the site is required.

~~11.~~ **12.** Vegetation shall be re-established by the subdivider on all graded areas and exposed cut and fill slopes. Desert grasses, shrubs, trees and cacti ~~with low water consumption requirements~~ FROM THE PREFERRED PLANT LIST shall be used to prevent erosion and permit natural revegetation.

12. Low Density Development Standards: ONE (1) DWELLING UNIT/ACRE (R1-35) OR LESS: Existing HEALTHY trees (4" caliper AND LARGER) and ALL HEALTHY cacti ~~over six inches (6") in diameter~~ shall be preserved in place where possible. When retention OF TREES AND CACTUS is not possible due to building site location, removal and replanting on other areas of the site OR LOT is required.

~~(G)~~ (H) LOT DEVELOPMENT:

The following are low-density development standards: ONE (1) DWELLING UNIT/ACRE (R1-35) OR LESS.

1. ~~All improvements, including driveways shall be located within a building envelope, occupying not more than 40% of the total lot area. There shall be a minimum ten foot (10') setback from any property line for the building envelope that shall remain undisturbed except for the allowed driveway. Areas to be protected shall be fenced in the field prior to any grading or construction, with the areas outside of the fenced building envelope remaining in an undisturbed state, both during and after construction.~~

1. ALL IMPROVEMENTS SHALL BE LOCATED WITHIN A BUILDING ENVELOPE, OCCUPYING NOT MORE THAN 50% OF THE TOTAL LOT AREA. THE BUILDING ENVELOPE IS THE SPECIFIED AREA ON A LOT WITHIN WHICH ALL AREAS OF DISTURBANCE, INCLUDING STRUCTURES, DRIVEWAYS, WALKWAYS, PATIOS, WALLS, CONSTRUCTION WORK ACCESS, GRADING, SLOPES AND RIPRAP ARE LOCATED.

   (a) PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMIT, ANY PLANT REMOVAL OR DISTURBANCE ACTIVITIES, THE BUILDING ENVELOPE PROTECTIVE FENCING SHALL BE PERMITTED AND INSTALLED ON THE DISTURBANCE LINE AS IDENTIFIED ON THE APPROVED PLANS. THE BUILDING ENVELOPE FENCE LINE SHALL BE ESTABLISHED AND STAKED BY AN ARIZONA REGISTERED ENGINEER OR LAND SURVEYOR. FENCING IS TO DISPLAY APPROPRIATE WARNING SIGNS POSTED EVERY 100 LINEAR FEET IN ENGLISH AND SPANISH, INDICATING " PROTECTED AREA – DO NOT REMOVE FENCE". A ZONING INSPECTION IS REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING/GRADING PERMIT FOR THE LOT. SUCH FENCING AND SIGNAGE SHALL BE MAINTAINED IN PLACE THROUGHOUT THE GRADING/CONSTRUCTION PROCESS, AND SHALL ONLY BE REMOVED AFTER A FINAL INSPECTION IS APPROVED. THE PLANNING DIRECTOR MAY AUTHORIZE THE PARTIAL OR TOTAL REMOVAL OF THE TEMPORARY FENCE TO FACILITATE FINAL GRADING, REVEGETATION AND INSTALLATION OF SITE FLAT WORK OR HARDSCAPE. TO ACCOMMODATE THE REDIRECTION OF EXISTING DRAINAGE/WASHES AROUND THE STRUCTURES, AND TO PROVIDE AREA FOR SUFFICIENT WORK ACCESS DURING CONSTRUCTION THE MAXIMUM DISTURBED AREA MAY BE INCREASED, SUBJECT TO PLAN APPROVAL, TO A MAXIMUM OF 60% OF THE TOTAL LOT AREA. ALL DISTURBED AREAS BEYOND THE 50% BUILDING ENVELOPE MUST BE ENCLOSED WITHIN THE PROTECTIVE FENCING DURING CONSTRUCTION AND MUST BE FULLY REVEGETATED USING PLANT MATERIAL SALVAGED FROM THE SAME LOT, OR SUPPLEMENTED WITH PLANTS FROM THE "PREFERRED" PLANT LIST. THE REVEGETATION PLAN MUST PROVIDE PLANT MATERIALS DESIGNED TO BLEND WITH OR EXCEED THE EXISTING SURROUNDING PLANT DENSITIES.

   (b) THERE SHALL BE A MINIMUM TEN-FOOT (10') SETBACK FROM ANY PROPERTY LINE FOR THE BUILDING ENVELOPE THAT SHALL REMAIN UNDISTURBED EXCEPT FOR THE ALLOWED DRIVEWAY, UTILITY TRENCHING, APPROVED DRAINAGE IMPROVEMENTS AND APPROVED WORK ACCESS AREA.

   (c) THOSE PORTIONS OF SINGLE ACCESS DRIVEWAYS WITH A MAXIMUM WIDTH OF SIXTEEN FEET (16') EXTENDING BEYOND THE FIRST THIRTY FEET OF LOT DEPTH MAY BE ALLOWED TO BE EXCLUDED FROM THE BUILDING ENVELOPE DISTURBANCE CALCULATION, PROVIDED ALL DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF THE DRIVEWAY IS MINIMIZED TO THE GREATEST EXTENT POSSIBLE, AND ALL DISTURBED AREA RESULTING FROM THE DRIVEWAY CONSTRUCTION IS FULLY REVEGETATED USING PLANT MATERIAL SALVAGED FROM THE SAME LOT, OR SUPPLEMENTED WITH PLANTS FROM THE "PREFERRED" PLANT

LIST

(d) UTILITY TRENCHING TO SERVE INDIVIDUAL LOTS MAY BE ALLOWED TO BE EXCLUDED FROM THE BUILDING ENVELOPE CALCULATION, PROVIDED DISTURBANCE ASSOCIATED WITH THE INSTALLATION OF UTILITIES IS MINIMIZED TO THE GREATEST EXTENT POSSIBLE, AND ALL DISTURBANCE AS A RESULT OF THE INSTALLATION IS FULLY REVEGETATED USING PLANT MATERIAL SALVAGED FROM THE SAME LOT, OR SUPPLEMENTED WITH PLANTS FROM THE "PREFERRED" PLANT LIST.

2. IF ANY PART OF THE BUILDING PAD IS APPROVED TO BE BUILT ABOVE NATURAL MEAN GRADE, THE PROPERTY OWNER OR DESIGNEE, SHALL PROVIDE A PAD HEIGHT CERTIFICATION STATEMENT THAT IS PREPARED, STAMPED AND SIGNED BY AN ARIZONA REGISTERED ENGINEER OR LAND SURVEYOR, PRIOR TO THE APPROVAL OF THE FOOTING INSPECTION, TO ENSURE COMPLIANCE WITH THE APPROVED PLAN.

~~2~~ **3.** An open space or drainage easement shall be provided for those lot areas with slopes of 15% or greater or natural area washes that ~~may~~ carry SIGNIFICANT drainage AS DETERMINED BY THE CITY ENGINEER.

~~3~~. **4.** Where open space easements are provided, the balance of the lot or the "buildable area" must have a useable shape and size and provide adequate street access.

~~(H)~~ (I) BUILDING HEIGHT/DENSITY:

1. Densities shall be determined by the underlying zoning district.

2. Building height shall be limited to two (2) stories or thirty feet (30'), WHICHEVER IS THE LESSER; or the maximum height permitted by the underlying zoning district; or Site Plan Approval as approved by the City Council.

3. BUILDING HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE NATURAL MEAN GROUND ELEVATION OF THE LOT TO THE TOP OF THE PARAPET OF A FLAT ROOF OR TO THE MEAN HEIGHT BETWEEN THE PLATE LINE AND THE RIDGE OF MANSARD, GABLE, HIP, SHED, OR SIMILAR ROOF, EXCLUDING EMBELISHMENT.

4. All buildings shall be located below the ridge line (see Figure 26).

(~~I~~) (J) 15% SLOPE/OPEN SPACE:

1. Slopes of 15% or greater should remain in undeveloped natural open space.

2. The open space within the lots, common open space areas with slopes of 15% or greater, or natural area washes that ~~may~~ carry SIGNIFICANT drainage AS DETERMINED BY THE CITY ENGINEER,
shall be identified and secured by an open space and/or drainage easement and be maintained by the lot owner or homeowners association.

3. PRESERVED NATURAL WASHES, UNDISTURBED OPEN SPACE AREAS AND SENSITIVE AREAS AS DEFINED IN APPROVED PRELIMINARY PLATS AND CONSTRUCTION DRAWINGS ARE REQUIRED TO BE FENCED DURING CONSTRUCTION. FENCING IS TO BE INSTALLED AND INSPECTED PRIOR TO ANY SITE PREPARATION, GRADING, PLANT REMOVAL OR CONSTRUCTION. FENCING IS TO DISPLAY SIGNAGE INDICATING, " PROTECTED AREA - NO ACCESS".

~~3~~. 4. Ridge lines shall remain as undeveloped natural open space.

~~J)~~(K) WASHES/DRAINAGE:

1. Retained washes and new drainage channels shall maintain a "natural" desert character. Requirements ~~may~~ include landscaping with native rock and plant materials, use of integral colored alternative material, contouring and preservation of existing natural features (see Figure 35).

2. MAN-MADE CHANNELS AND EXISTING NATURAL WASHES CONVEYING FLOWS FROM ADJACENT PROPERTIES MUST REMAIN SEPARATE FROM RETENTION BASINS STORING ON-SITE DRAINAGE.

3.TO PRESERVE RIPARIAN ZONES, UNDISTURBED AREAS SHALL EXTEND, AS DETERMINED BY THE CITY, BEYOND THE BANKS OF SIGNIFICANT WASHES INCLUDING THOSE REGULATED BY THE U.S. ARMY CORPS OF ENGINEERS UNDER SECTION 404 OF THE CLEAN WATER ACT.

4.NATURAL DRAINAGE PATTERNS SHALL BE MAINTAINED ONTO AND OFF DEVELOPMENT SITES IN SUCH A MANNER THAT EXISTING VEGETATION ALONG NATURAL WASHES, AS DETERMINED BY THE CITY ENGINEER, CONTINUES TO RECEIVE RUNOFF WATER. WATER COLLECTION STRUCTURES AND RETENTION BASINS SHALL BE INSTALLED SO THAT WATER FROM SIGNIFICANT STORM EVENTS FLOW INTO THE SAME OFFSITE DOWNSTREAM FLOW PATHS THAT EXISTED PRIOR TO DEVELOPMENT, AS DETERMINED BY THE CITY ENGINEER.

5. STORM WATER RETENTION BASIN DESIGN LAYOUTS ARE TO BE INCORPORATED WITH THE OVERALL SITE LANDSCAPING PLAN INCLUDING AMENITIES, ACCESS, PLANTING, ETC. PROVIDE LANDSCAPING IN ALL AREAS OF THE BASIN (SLOPE, TRANSITION AREA, BOTTOM, ETC.).

6. A TRANSITIONAL AREA IS TO BE INTRODUCED BETWEEN THE TOP OF THE RETENTION BASIN SLOPE AND THE EDGE OF SIDEWALKS, STREET CURBS, PARKING SPACES, DRIVEWAYS, OR PARKING SCREEN WALLS.

7. A VARIETY OF SIDE SLOPES AND CONTOURING ARE TO BE UTILIZED, AND RADII ARE TO BE VARIED BETWEEN TOP AND BOTTOM OF SLOPE FOR A SMOOTH TRANSITION. INCORPORATE MAJOR HORIZONTAL AND/OR VERTICAL SLOPE CHANGES EVERY 100’ OF LINEAR SLOPE LENGTH.

8. WHERE RETENTION BASINS OCCUR ALONG ARTERIAL STREETS, PROVIDE BERMS ALONG FIFTY PERCENT (50%) OF THE BASIN FRONTAGE. BERMS ARE TO BE 4:1 (HORIZONTAL TO VERTICAL) MAXIMUM SLOPE, TWO (2) FEET HIGH ABOVE ADJACENT STREET GRADE.

9. SIDE SLOPES MAY BE STEEPER THAN 6:1 ADJACENT TO STREETS (PUBLIC OR PRIVATE) AND PEDESTRIAN WALKWAYS IF A 5’ TRANSITION AREA NO STEEPER THAN A 6:1 SLOPE IS PROVIDED. SIDE SLOPES OVER 5’ FEET AWAY FROM THE STREET/WALKWAY CAN BE PROPOSED AS STEEP AS 4:1.

10. VERTICAL WALLS WILL BE CONSIDERED SUBJECT TO AESTHETIC AND ENGINEERING REVIEW AND MAY BE USED FOR UP TO 25% OF THE PERIMETER OF THE BASIN. WALLS RETAINING OVER 2’ OF SOIL REQUIRE STRUCTURAL DESIGN. WALLS WITH OVER 2’ DROP-OFF REQUIRE RAILING. WALLS RETAINING WATER REQUIRE WATERPROOF DESIGN.

~~2. Non-turfed storm water retention basins are allowed in the Desert Uplands Area subject to conditions, locations and the City Engineer's approval.~~

~~3~~. 11. Storm water retention basins shall be landscaped/revegetated with existing/SALVAGE

vegetation and native plant materials SELECTED FROM THE PREFERRED PLANT LIST IN ACCORDANCE WITH 9-6-5 (G) 3. ~~where appropriate in accordance with the approved landscape plan. Terracing, berming and contouring will be encouraged to naturalize and enhance the aesthetics of the basin and to blend with the surrounding terrain.~~

~~4~~.12. Random sized rock (six inches (6") and larger) may be utilized to create a natural appearing desert wash within the basin bottom. Basins are encouraged to provide up to twenty-five percent (25%) more land area than the minimum area necessary to retain their specified volume of water in order to allow for the creation of peninsulas, more "natural" contouring, and the placement of boulders and rock outcroppings.
~~5.Basin slopes shall not exceed a six to one (6 : 1, horizontal to vertical) slope adjacent to public streets. Remaining slopes shall not exceed a four to one (4 - 1) slope. Deviations may be approved by the City Engineer if the lesser slope creates excessive grading of the existing desert environment (see Figure 33).~~

~~6~~.13. Native materials are to be utilized in the construction of headwalls, flow retardant structures and devices, culverts and drainage channel bottoms in the Desert Uplands Area (see Figure 30). HEADWALL DESIGNS ARE REQUIRED TO BLEND IN COLOR, SURFACE TREATMENT AND SHAPE WITH SURROUNDING LANDSCAPING. HEADWALLS SHALL BE FLARED OR SLOPED TO FOLLOW THE CONTOURS OF THE BASIN OR CHANNEL.

14. SAFETY RAILS ARE REQUIRED TO UTILIZE ALTERNATIVE DESIGNS SUCH AS WROUGHT IRON TO MATCH THEME WALLS, BOULDERS AND PILASTERS AND ARE TO BE A MINIMUM 42" HIGH. INLET/OUTLET GRATES OR GATES UTILIZING ALTERNATIVE DESIGNS ARE REQUIRED ON 24" AND LARGER DIAMETER PIPES.

~~7~~.15 Low Density Development Standards: ONE (1) DWELLING UNIT/ACRE (R1-35) OR LESS.

a. Non-turfed drainage swales are ~~allowed~~ ENCOURAGED in the Desert Uplands Area.

b. Erosion protection of drainage swales will be encouraged through the use of native rocks and native plant materials. Where runoff velocities necessitate additional erosion protection, the use of integral colored gunite or alternative material may be approved by the City Engineer.

Section 2: SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or of Section 9-6-5 of the Mesa City Code hereby adopted is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and such holding shall be deemed separate, distinct and independent provisions, and such holding shall not affect the validity of the remaining portions thereof.

Section 3: PENALTIES

(A) It is unlawful to develop land contrary to or in violation of any provisions of this Chapter or of any provisions designated as a condition of approval either by the plan review process or through an amendment, variance, or appeal by an office, board, commission, or the City Council as established by this Chapter.

(B) Any person, firm, or corporation violating any provision of this Chapter and any amendment to it shall be guilty of a Class 1 misdemeanor, punishable by a fine not to exceed two thousand five hundred dollars ($2,500.00) or by imprisonment in the City jail for a period not to exceed six (6) months, or by both such fine and imprisonment; and each day of violation continued shall be a separate offense, punishable as described.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this _____ day of _____, 2004.

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk

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